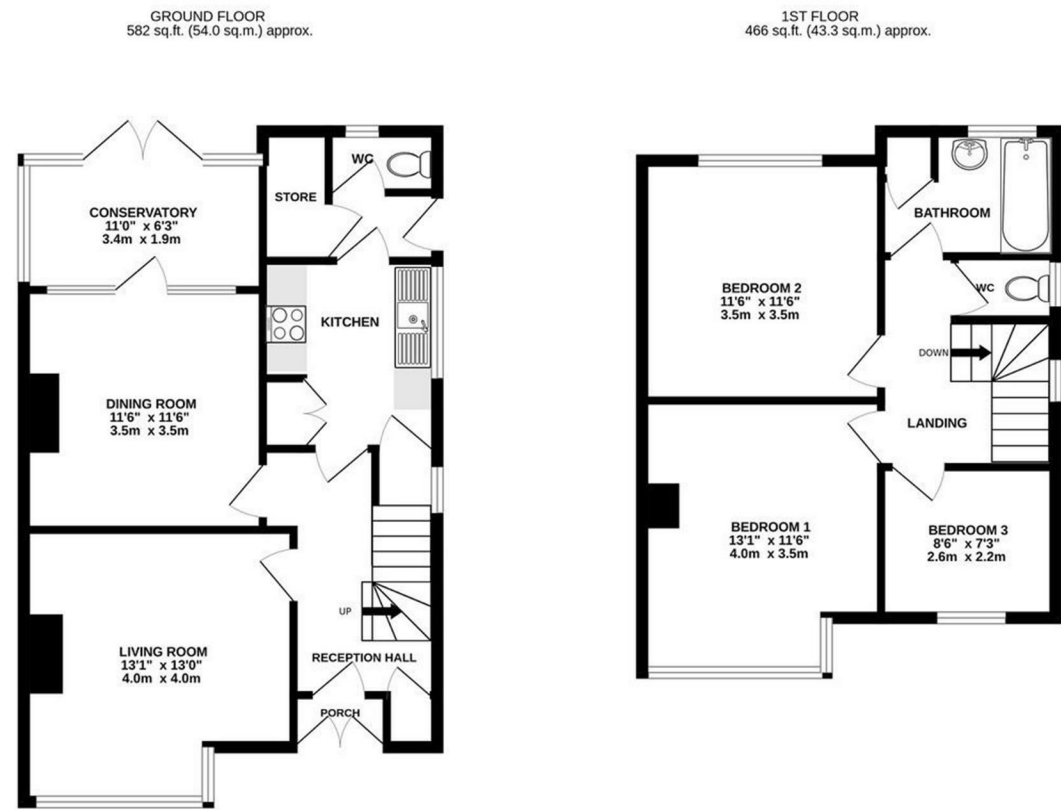


FOR SALE

5 Belvidere Avenue, Shrewsbury, SY2 5PF



TOTAL FLOOR AREA: 1048 sq.ft. (97.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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FOR SALE

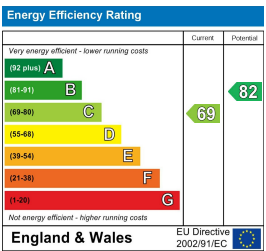
Offers in the region of £295,000

5 Belvidere Avenue, Shrewsbury, SY2 5PF

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



An attractive, spacious and well proportioned mature three bedroom semi-detached property being offered for sale with NO UPWARD CHAIN.




01743 236 444


**Shrewsbury Sales**  
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ  
E: shrewsbury@hallsgb.com




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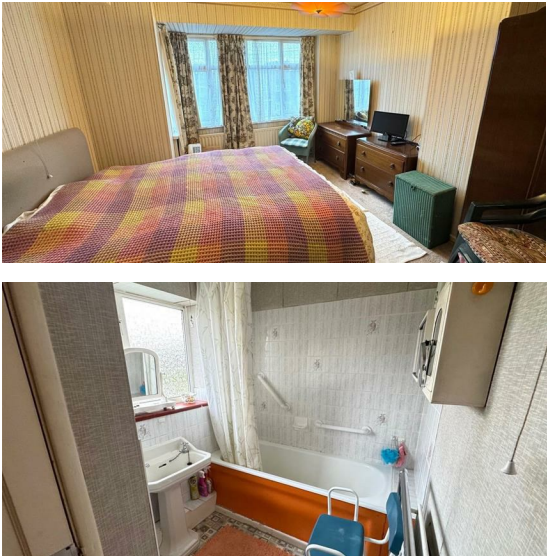
2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- In need of modernistion
- Scope for improvement
- Parking and driveway
- Garage
- Good sized garden
- NO ONWARD CHAIN

**DIRECTIONS**  
From Shrewsbury town centre, proceed over the English Bridge, through Abbey Foregate to the Column roundabout, take the first exit onto Preston Street and the first left onto Belvidere Avenue. The property can be found on the right hand side just before the T junction.

**SITUATION**  
The property is situated in a popular residential area close to a number of local amenities which are all within walking distance, including primary school, doctor’s surgery, shops and public house. Shrewsbury Town Centre is readily accessible and provides a comprehensive range of leisure, social and shopping facilities and benefits from a regular bus and train service. Commuters will also be pleased to note that there are excellent road links giving access to the A5 which leads onto the M54 motorway.

**DESCRIPTION**  
5 Belvidere Avenue has been lived in by the current owner since it was built. The property is in need of modernisation and has the potential to be a wonderful family home. The accommodation includes an entrance porch, reception hallway, sitting room, dining room, kitchen, rear lobby with WC, three bedrooms, a bathroom, front and rear gardens, private driveway, detached sectional garage, UPVC double glazing, gas fired central heating and comes offering NO UPWARD CHAIN.

**ACCOMMODATION**  
UPVC double glazed entrance door gives access to:-

**ENTRANCE PORCH**  
Part glazed door then gives access to:-

**RECEPTION HALL**  
Tiled floor giving access to the ground floor accommodation. Stairs rising to first floor.

**LIVING ROOM**  
With fireplace and UPVC double glazed bay window to front.

**DINING ROOM**  
Fire place, and door leading to the:-

**CONSERVATORY**  
Doors leading to rear patio.

**KITCHEN**  
With base units, fitted worktops with inset stainless steel sink, space for appliances, tiled splash surrounds, UPVC double glazed window to side and under-stairs store cupboard/pantry. Door giving access to:-

**REAR LOBBY**  
With access to the side of the property and to the downstairs WC.

**BEDROOM ONE**  
With UPVC double glazed window to front over looking the front garden and driveway.

**BEDROOM TWO**  
With UPVC double glazed window to rear over looking the rear gardens.

**BEDROOM THREE**  
A small double room with UPVC double glazed window to front, radiator and fitted store cupboards.

**BATHROOM**  
Panelled bath with shower over, part tiled walls, airing cupboard where a recently serviced modern boiler is situated, pedestal wash hand basin, radiator, UPVC double glazed window.

**SEPARATE WC**

**LOFT SPACE**  
14’1” x 10’2”  
Pull down loft ladder, leading to loft room with dormer window.

**OUTSIDE**  
To the front of the property there is a small lawned garden with hedging to front. To the side of this there is a tarmacadam driveway which leads to the side of the property this provides ample off street parking and leads to a small garage beyond.

**GARDENS**  
The rear gardens are a generous size and comprise: paved patio area, paved pathway, lawned gardens, well stocked borders containing a variety of shrubs, plants and bushes, mature trees etc. The gardens are enclosed.

**GENERAL REMARKS**

**FIXTURES AND FITTINGS**  
Only those items described in these particulars are included in the sale.

**TENURE**  
Freehold. Purchasers must confirm via their solicitor.

**SERVICES**  
Mains water, electricity and drainage are understood to be connected. None of these services have been tested.

**COUNCIL TAX**  
The property is currently showing as Council Tax Band C. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit [www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands).

**VIEWINGS**  
Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ.  
Tel: 01743 236444. Email: [shrewsbury@hallsgeb.com](mailto:shrewsbury@hallsgeb.com)